

Jim Hjert
ORLEANS TOWN CLERK



HISTORICAL COMMISSION

Orleans Historical Commission
Wednesday, March 22, 2023 at 3:30 pm

This was a hybrid meeting of the Orleans Historical Commission convened in the Skaket Room at Town Hall, with remote participation also provided by Zoom technology. Real-time public access was provided by Orleans Channel 18 on the Town website and cable television.

The meeting was called to order at 3:34 pm by Historical Commission Chair Ron Petersen. Also attending, and thus constituting a quorum were Committee Vice Chair Joan Nix, Members Bill Wibel and Charles Ellis, Edmund Marcarelli, and Associate Member Francis Mustaro.

Also in attendance: Select Board Liaison Meff Runyon and Historic Preservation Consultant Eric Dray (participated part-time).

(0:00:01)Public hearing on Notice of Intent to Demolish a Significant Structure at 43 Beach Rd:

Mr. Petersen called the public hearing on 43 Beach Road to order at 3:35 pm. The application is available as a public document. The parcel is a significant historic structure, and is an example of a bungalow in a cluster of bungalows on Beach Road. Mr. Petersen noted that the application is to demolish an addition on the structure, and not the historic structure itself.

Todd Lariviere, Project Engineer, EMBR Architects, was present. Sean and Meg Cragan, 2 of the 4 owners at 43 Beach Road, were present. Mr. Lariviere showed the assessor's map and property pictures with the Commission, and discussed the proposed demolition. The intent of the project is to rebuild a better addition to the structure. Mr. Marcarelli asked when the addition was built; Mr. Petersen said that between 1938-1971, and appears to have been done in sections.

Ms. Nix asked if there was any proposed projects for the original structure, such as a second floor; Mr. Lariviere said that no second story was proposed. He also described the project for the rear addition that will be rebuilt, noting that it will be more waterproof and appropriate for the current owners' needs. Ms. Nix asked that the addition include some feature that makes it stand out from the original bungalow. Mr. Petersen viewed this situation as not needing to impose the demolition delay bylaw. Ms. Nix agreed, and asked about the deck and noted that it is not preferably preserved. Mr. Lariviere asked, if they did demolish the deck, could they rebuild in its place; Mr. Petersen said yes, they could.

Mr. Petersen moved that, with respect to the application submitted by EMBR Architects, LLC for 43 Beach Road, the Commission finds the portion of the structure to be demolished is not preferably preserved and to not invoke the Demolition Delay Bylaw; Ms. Nix seconded. The Commission voted 5-0-0.

Mr. Petersen closed the public hearing at 3:48 pm.

Mr. Petersen opened the special meeting of the Commission at 3:49 pm.

(14:00) Public Comment:

There was no public comment.

(15:00) Historic District Project:

Select Board motion to appoint Historic District Study Committee:

Mr. Petersen said that on April 12, the Commission will be presenting the draft motion to appoint the Historic District Study Committee to the Select Board. This motion, once made, will approve the charge of the Committee and begin the application process for those interested in joining. Mr. Dray said that the Select Board will need to solicit applications for members from several organizations, and noted that there is a 30-day waiting period. If there are no other outside applications received, the Select Board can appoint the Historical Commission as the Study Committee. There was further discussion of the Study Committee application process. Mr. Runyon provided context for the Commission to help prepare them for their presentation to the Select Board on April 12th.

Mr. Mustaro asked about representation on the Study Committee, citing the several commercial entities in the area, as well as the Church. Mr. Petersen noted that the Federated Church is one of the most significantly historic structures in Orleans; historically the Church has been interested and supportive of the historic efforts in Town. There was further discussion of the significant structures within the District that may be interested in being involved in the discussion and/or serving on the Study Committee.

In discussing the District in the area of Main Street, Mr. Wibel asked if additional bike paths were a consideration as the Town looks at redesigning Main Street; Mr. Munson said that they were considering all alternative transportations, including bike lanes.

Mr. Dray asked Mr. Runyon about a timeline for getting on the Spring 2024 Town Meeting warrant. Ms. Nix asked the Commission members who was going to be reaching out to whom regarding interest in joining the Study Committee: Mr. Petersen said that he would talk to the Federated Church; Ms. Nix will speak with The Rail restaurant and the Weekend Shop; Mr. Wibel will talk with Rita Garvey and Mr. Marcarelli will speak with friends of his within the proposed historic district.

Survey of property owners:

Mr. Mustaro asked about reaching homeowners to garner interest, asking if there were email addresses available to notify people that the Study Committee will be seeking applications. Mr. Runyon noted that there was not, and the Commission discussed ways to reach people and provide for time to submit applications. Mr. Dray noted that it was important to form the Committee, first, and include informal outreach throughout the process.

Mr. Dray said that the survey could include a 1-page information sheet about the District's significance. The first public meeting would be to discuss the results of the survey; which may not take place until later in the summer. Mr. Ellis asked if the Commission had the ability to change the boundaries; Mr. Dray said yes, and noted that the first action of the Study Committee will be

to supply a proposed boundary map and draft Bylaw to the State. Mr. Dray ran through a rough timeline of the Study Committee.

Public presentations:

The Commission continued discussion about when the best time to reach out to interested parties to join the Study Committee is. Mr. Petersen noted that a letter was sent out, initially, before the pandemic. Mr. Ellis asked how much money the Commission had to spend on the process, and if the money was directly transferable to the Study Committee to use. Mr. Petersen will ask about this, but did not believe it would be a problem.

Mr. Dray said that a press release would be a good idea to start with. Mr. Ellis asked when this would go out, noting that it should go out immediately after the Select Board presentation on April 12th. Mr. Dray will work with one or two members to draft the press release. Ms. Nix suggested referring people to the Citizen's Interest Form on the Town website to apply to join the Committee, once it is formed. [Courtney – I think we decided to rescind our earlier decision – earlier in the meeting – to reach out to people now. I think we decided to wait at this point in the meeting.]

Mr. Ellis further discussed the Study Committee, noting it was important to inform people of the commitments prior to them applying. He also asked about the timeline, and suggested that the Committee may need to meet twice monthly. Mr. Wibel asked if there was money for the Committee to have a Recording Secretary; Mr. Dray noted that not all towns have the funds for support and that he can also assist the Committee in constructing their reports.

Mr. Ellis asked if Design Guidelines needed to be included by the Committee; Mr. Dray said that it was not a requirement. Mr. Petersen asked if Design Guidelines were necessary at all; there was further discussion. Mr. Dray discussed the Historical Commission and the Historic District Commission becoming one entity at the end of this process. Ms. Nix and Mr. Dray will continue this discussion with Mike Ford, Town Counsel.

(1:30:00) Public Education Committee report:

Ms. Nix shared that she and Mr. Marcarelli met with Mia Baumgarten, Media Coordinator, about updating the Town website. Ms. Baumgarten has completed merging the Historical Commission website (historicorleans.org) to the Town of Orleans website (town.Orleans.ma.us) in the main. Mr. Marcarelli noted that one link, to the MACRIS database to view parcels on a map, is broken and will be fixed. He suggested public outreach on notifying people of the website updates. Mr. Marcarelli also said that the current, .org, website is paid for through August 1 of this year, and will be canceled after that time.

Mr. Mustaro asked about utilizing Facebook; Mr. Petersen said that there used to be a Facebook page but it was managed by someone who is no longer on the Commission. Mr. Mustaro asked if the Commission could see if Ms. Baumgarten could assist in her role as Media Coordinator. There was further discussion.

(1:45:00) Review/Approve minutes:

Ms. Nix moved to approve the minutes of March 8, 2023; Mr. Marcarelli seconded. The Commission voted: 5-0-0.

(1:48:00) Administrative matters, items for future agendas:

Mr. Petersen noted that there is a Demolition Delay Hearing on April 12. He also noted that 29 Henson's Way will be coming before the Commission again, which was last heard in 2017.

Mr. Marcarelli asked to have the following two items on future agendas: a conversation around the demolition request information; and the RFP process for the archaeological survey. Mr. Ellis asked to discuss the timeline for Form B's with Mr. Dray on a future agenda, and the CPC timeline.

In review of the Study Committee, the Commission decided to not speak with community entities at this point regarding membership on the Committee.

Adjourn:

A motion to adjourn at 5:30 pm was moved by Mr. Marcarelli and seconded by Ms. Nix. The Commission voted 5-0-0.

Documents discussed and reviewed:

1. Application for 43 Beach Road
2. Draft motion for the Historic District Study Committee